

Realty Trust Review

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INVESTMENT OUTLOOK AND STATISTICAL ISSUE

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INVESTMENT OUTLOOK: REALTY TRUSTS HANG ON IN A SLOPPY MARKET SHOWING

Realty trust stocks rose 0.5% the past month, a time when the Dow-Jones Industrials fell 2.8% amid fears of a coming recession. A month ago we said we feared that realty trusts may be near a speculative blowoff and that fear still holds, the month's advance notwithstanding.

Right now the influx of speculative money into the recovery REITs is awesome, with the property/mortgage combination trusts enjoying the month's best showing, up 2½%. Recovery trusts were even with bank-sponsored trusts off 2.2%, the month's worst showing. But interest rates continue to climb, albeit slowly, and there's no evidence we have seen a

peak. The Federal Reserve is openly on the side of easy money but more costly credit, so there may be no cyclical money crunch. More likely money simply will become so expensive that funds to buy non-dividend recovery shares, where most action has been to date, may gradually be choked off. This environment dictates caution, selectivity and some profit taking in our view.

Market action should continue to be dominated by special situations, especially mergers and acquisition candidates. We review on page 2 recent actions in this electric area. Higher interest rates will hurt earnings of those trusts with large loss reserves, because of increases in the interest rate component of their reserves, and so earnings reports may make shares of some recovery trusts less at-

KEEPING UP WITH OUR SISTER SERVICES

REAL ESTATE DISCLOSURE DIGEST's May 18 issue contains our bi-monthly Relative Appeal Rankings for 25 homebuilding companies, 12 investment builders and diversified real estate companies, and 6 mortgage financing companies. Single copy: \$20 prepaid

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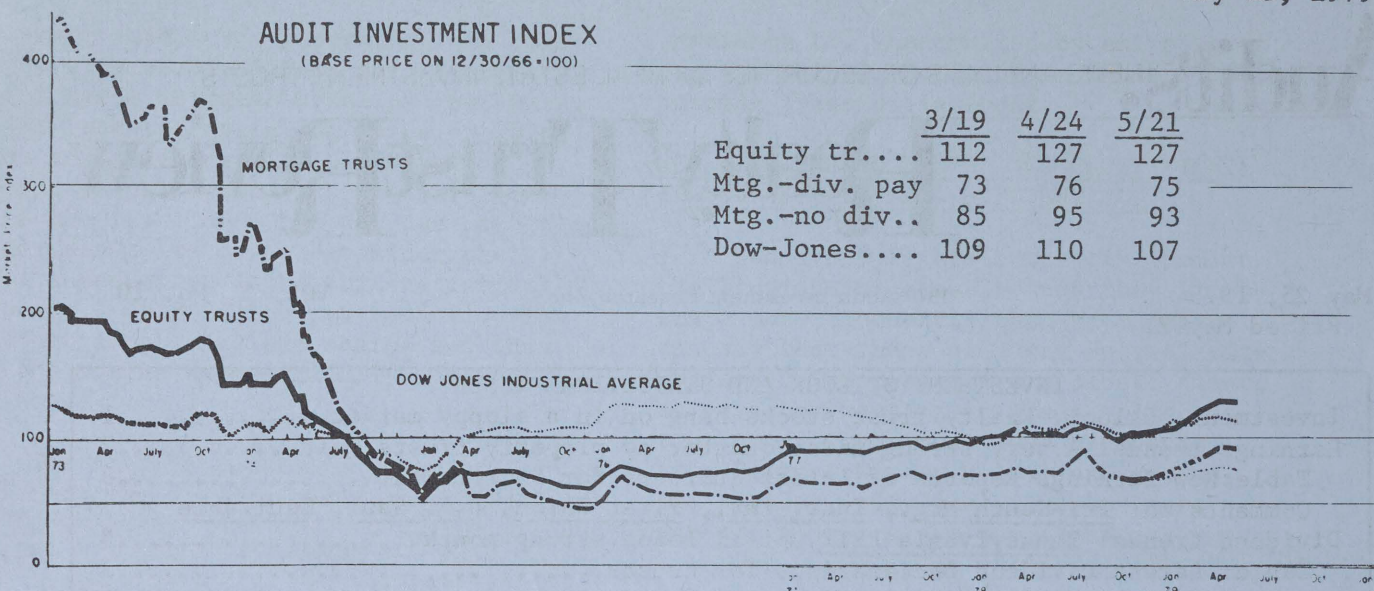
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AUDIT INVESTMENT INDEX

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tractive. We try to reflect these changes by constant revision of our Relative Appeal Rankings to reflect such events, and this month are reducing the Ranking of Institutional Investors and increasing Ranking of Tri-South Mtg. for reasons detailed on p. 7. We're also boosting Barnes Mtg. Inv. because the stock price fell sharply to about 2 bid at one time. The trust appears near settling its long-standing negotiations with banks and is emerging as a major condominium developer and builder. The deep 77% discount from book value, largest among trusts, impels us to move Ranking up a notch, to 2N, and add some shares (see below). The same type of price decline causes us to move CleveTrust Realty from No. 2 to No. 1.

As noted in recent issues, net book value as computed by historic cost accounting may be an incomplete guide to full market value of holdings. We continue to regard it as a minimum benchmark for most trusts, as noted in previous issues. During the past month two events cause us to believe more firmly than ever that our method of adding accumulated depreciation to net book value to estimate property market value for trusts paying out depreciation is a valid method for investors. They are:

--First Union RE told a group of New York City analysts that it believed depreciation was a valid charge only when it judged a permanent impairment of value had occurred. "At present we know of no such permanent impairment,"

trust officers said.

--Denver REIA issued a statement saying trustees believed net value of its assets was approx. \$30/sh., assuming a continued favorable real estate market in Denver, where most properties are located, and purchases by buyers with substantial amounts of cash so as to take advantage of DREIA's low mortgage rates.

MERGERS & ACQUISITIONS: PRUDENT MAJORITY BOUGHT; INVESTORS REALTY-SUMMIT MERGE

Johncamp Realty, Inc., combining the Campeau real estate interests in Montreal and California investors John Wertin and Joseph Akerman, has bought 73½% of Prudent Real Estate via tender at \$7/sh. Investors Realty Trust and Summit Properties have approved their merger into a new company, IRT Property Co. Capital Mtg. Inv. has called off merger talks with S&L holding company Columbia Corp., saying they couldn't agree on terms. Ditto for First of Denver Mtg., whose prospective partner Van Schaack & Co. has agreed to merge into Merrill Lynch. NJB Prime Inv. has received a proposal to merge into its sponsor, Prime Motor Inns, Inc. And at press time, counting of shareholder ballots on control of Baird & Warner Mtg. wasn't complete; New York City stock broker Carl Icahn seeks control via electing a new board.

PORTFOLIO: HOLDINGS OF AUDIT & EMPLOYEES

Minor positions of less than 1,000 sh. are held in: Barnes Mtg., First Newport, Midland Mtg., Moraga, PNB Mtg. & United Rlty.

DIVIDEND TRENDS: PENNSYLVANIA REIT's 14% UPTICK LEADS STRONG PAYOUT MONTH

Pennsylvania REIT boosted its semi-annual dividend to 82½¢, equal to a \$1.65 annual rate. The payout boost recognized the strong internal cash flow improvement as occupancies and rents improved (see RTR, May 11). We have ranked the shares as No. 1 to recognize the fundamental operating improvements.

But Penn REIT's performance was joined by five other trusts in moving their payout up from the previous quarter. New Plan Realty and Washington REIT, two widely recognized strong property trusts, both boosted their dividend by 8%. Nationwide REI, which is moving to be acquired by bank holding company Old Stone Corp., also increased its dividend by 8% in the March quarter, last of its fiscal year. Other increases were posted by Hubbard REI, up 3% as it

Trust	Record date	--Quarterly dividend/share--			-% Chng. from-	
		Latest	Previous	Year-ago	Prev. Q	Yr-ago
BankAmerica Realty.....	6/1	\$0.25	\$0.25	\$0.20	UC	UC
Commonwealth Realty.....	5/21	0.20	0.20	0.20	UC	UC
Consolidated Capital Rly.5/17		0.1717M	0.1717	0.17	UC	+1
Del-Val Financial.....	5/2	0.12M	0.12	0.115	UC	+4
Hubbard REI.....	6/22	0.41	0.40	0.34	+3	+21
Investors Realty.....	5/30	0.15	0.15	0.125	UC	+20
Nationwide REI.....	5/25	0.13	0.12	0.04	+8	+225
New Plan Realty.....	5/15	0.065M	0.065	0.056a	UC	+16
New Plan Realty.....	6/15	0.07M	0.065	0.056a	+8	+25
Pennsylvania REIT.....	7/31	0.825S	0.725	0.625	+14	+32
Property Capital Trust.....	5/31	0.35	0.33	0.30	+6	+17
Property Trust America.....	5/25	0.09	0.09	0.07	UC	+29
Realty Income Trust.....	6/1	0.35	0.35	0.35	UC	UC
Realty ReFund.....	5/31	0.40	0.41	0.51	-2	-22
San Francisco REI.....	5/11	0.40	0.40	0.30	UC	+33
Terrydale Realty.....	5/21	0.40	0.40	0.37	UC	+8
University RE.....	5/25	0.06M	0.06	0.09	UC	-33
Virginia REIT.....	5/15	0.20	0.20	0.15	UC	+33
Washington REIT.....	6/5	0.53	0.49	0.45	+8	+18

UC=Unchanged. M=Monthly. S=Semiannual. EX=Year-end extras. L=Liquidating.
NC=Not compared. Trusts reducing dividend from previous quarter underlined.
Trusts resuming dividends in CAPS. a-Adjusted for stock splits.

continues to recover from the W.T. Grant bankruptcy; Property Capital Trust up 6% on strong earnings improvement (see p. 8).

Realty ReFund Trust posted the month's only decline, of 2% to a 40¢/sh. dividend. RRT's earnings are vulnerable to interest rate rises and the cut reflects flowing through of higher interest rates to the income statement.

COMPARATIVE TRUST GROUP AVERAGE 5/21/79

GROUP	QUAL	NON-QUAL	TOTAL	SHARE (000)	BOOK VALUE	ANN DIV*	EARN ANN*	LAST PRICE	-% CHNG MON AGO	FROM-- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
PROPERTY-LARGE	21	0	21	2355	15.46	1.18	1.35	15.27	0.3	15.5	11.3	7.7	-1.3	8.7	822.1
-SMALL	7	0	7	962	13.26	1.23	1.21	11.71	-0.9	7.7	9.7	10.5	-11.7	9.1	76.2
-SUBOR LAND	3	0	3	1862	16.10	1.30	1.37	12.88	-0.1	11.2	9.4	10.1	-20.0	8.5	61.3
AVERAGE 3 PROP GROUPS			31	1992	15.02	1.20	1.31	14.23	0.0	13.6	10.8	8.4	-5.3	8.8	959.6
PROP & MTG COMBINATION	14	10	24	2139	11.66	0.43	0.55	8.75	2.5	33.1	15.6	5.0	-25.0	4.8	532.5
SHORT-TERM MTG	11	0	11	1757	15.13	0.66	0.90	10.18	0.2	20.7	11.3	6.5	-32.7	5.9	207.7
LONG-TERM MTG/PROP	13	0	13	3554	14.70	1.00	1.00	10.37	0.1	12.9	10.4	9.6	-29.5	6.8	457.1
MTG/FCLSD PROP-MISC	4	5	9	3289	4.68	0.00	1.16	3.75	1.5	40.6	3.2	0.0	-19.9	24.8	114.0
-BANK	0	16	16	2422	5.47	0.01	0.47	4.15	-2.2	37.2	8.7	0.3	-24.2	8.7	133.8
-INDEPEND	0	37	37	3151	1.99	0.00	0.21	2.75	0.9	44.1	13.0	0.0	38.3	10.6	262.5
AVERAGE 3 MTG/FCLSD PROP			62	2983	3.27	0.00	0.41	3.25	0.0	41.1	7.8	0.1	-0.7	12.7	510.3
OVERALL AVERAGE	73	68	141	2578	9.26	0.48	0.73	7.80	0.5	22.0	10.7	6.2	-15.8	7.9	2667.2
DOW-JONES INDUSTRIAL AVERAGE															

112.79 842.43 -2.8 4.6 7.5 6.0

*LATEST QUARTER ANNUALIZED

STRAIGHT BONDS

STRAIGHT BONDS

ISSUER & DESC.	EX	INT.	MAT	MIL \$	PRICE	% CHANGE	% YIELD	ISSUER & DESC.	EX	INT.	MAT	MIL \$	PRICE	% CHANGE	% YIELD
BAY COLONY PROP-B	PS	8.50	'89	17.0	72.00	-3.9	11	MTG INV WASH-BG	OC	11.25	'80	15.0	85.00	1.2	13
BAY COLONY PROP-C	NY	8.50	'81F	6.8	89.25	1.7	9	NATIONWIDE RE-C	OC	7.00	'91	6.5	68.00	0.0	10
BT MTG INV-C	OC	5.75	'82	19.4	63.00	5.0	9	NO AMER MTG-B	PS	8.50	'87	12.1	70.00	0.0	12
CHASE MAN TR-A	OC	7.88	'78F	36.7	80.00	-3.5	VJ	REALTY REFUND	NY	11.38	'98	20.0	95.63	-0.5	11
CHASE MAN TR-C	OC	7.50	'83	41.2	45.00	-4.2	VJ	REALTY REFUND-C	NY	12.00	'98	15.0	97.13	0.9	12
CITZN & SO RLY-CD#	PS	3.00	'93	8.1	70.00	-2.7	4	SAUL (R.F.)-C	NY	8.50	'80	25.0	96.13	0.7	8
CITZNS MTG INV-B	OC	8.50	'80	20.0	33.00	-2.8	VJ	SECURITY MTG-C#	AS	7.25	'82	37.5	89.13	-0.6	8
CMEI-C	NY	6.50	'82F	30.0	68.00	0.7	9	SECURITY MTG-C#	OC	6.00	'82	5.3	68.00	0.0	8
CONT ILL RLY-B	NY	7.63	'79	25.0	95.88	0.3	8	SO ATLANTIC-C#	NY	6.75	'82F	16.9	74.75	2.0	9
DOMINION MTG-C	OC	8.00	'87	11.0	53.00	0.0	VJ	STATE MUT INV-B	NY	9.00	'80F	6.2	94.38	0.9	9
FIRST MTG INV-A	OC	6.75	'82	8.9	60.00	9.1	11	TRECO-C	OC	6.75	'91	5.3	52.00	0.0	13
FIRST VA MTG-A	OC	4.00	'80	14.9	75.00	1.4	5	TRI-SOUTH MTG-B	NY	7.75	'80F	11.4	92.50	3.1	8
FIRST VA MTG-BM	OC	12.00	'80	5.0	85.00	1.2	14								
GMR PROPS-B	PS	8.50	'87	15.3	72.00	-1.3	11								
GREAT AMER MGMI-B	OC	3.00	'90	15.0	45.00	4.7	6								
GREAT AMER MGMI-C	OC	1.10	'91	10.3	40.00	0.0	2								
GROWTH RLY-C	NY	6.75	'82	9.2	78.50	0.6	8								
GUARDIAN MTG-B	PH	7.50	'79	25.0	45.00	2.3	VJ								
GUARDIAN MTG-C#	PH	6.75	'86	8.6	35.50	0.0	VJ								
IDS REALTY-H	OC	-----	-----	86.0	60.00	0.0	NC								
INST INVESTOR-B	OC	8.25	'87	15.2	70.00	6.1	11								
INSTIINL INV-B	NY	7.88	'80	5.5	92.88	0.1	8								
JUSTICE MTG-B	OC	7.75	'79	9.6	70.00	2.9	VJ								
MIDLAND MTG-B	NY	8.00	'80	14.9	88.13	-3.1	9								

DESCRIPTION: A-SENIOR; B-SENIOR SUBORDINATE; C-SUBORDINATE OR JUNIOR SUBORDINATE. D-3% TO 9/30/82, 7% AFTER. M-VARIABLE AT 1 1/2% OVER MONTHLY PRIME. G-VARIABLE AT 1 1/4% OVER PRIME IN OCT. AND APRIL. H-FIVE SERIES, A-E: 6-7/8%, 7-1/8%, 7-3/8%, TWO VARIABLE; 1987-94. VJ-BANKRUPTCY REORGANIZATION.
X-SUSPENDED BY EXCHANGE. DEF IN DEFAULT.
#-MAY BE USED AT PAR TO EXERCISE WARRANTS.
F-TRADES FLAT, WITHOUT ACCRUED INTEREST.

RELATIVE APPEAL	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	-EARNINGS-- MON ANN*	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MKT VA (MILS)
PROPERTY TRUSTS-OVER \$25M ASSETS													
2	AMER EQUITY IT#	OC-ABQTS	2497	10.57	1.20 DEC	1.41 8.00	-5.9	0.0	5.7	15.0	-24.3	13.3	20.0
NR	CMNWTH RLTY #	OC-CRTYC	1305	10.03	0.80 NOV	0.73 8.75 X	-0.6	-7.9	12.0	9.1	-12.8	7.3	11.4
3	CONSOL CAP RLY#	OC-COPLS	1989	25.55	2.06 FEB	2.06 28.00 X	-1.2	12.0	13.6	7.4	9.6	8.1	55.7
3	CONT LIL PROP#	NY-CIE	4808	23.57	1.36 JAN	1.48 24.63	1.0	57.6	16.6	5.5	4.5	6.3	118.4
2	DENVER REIA#	OC-DENVS	1101	16.13	0.80 MAR	1.28 15.25	10.9	45.2	11.9	5.2	-5.5	7.9	16.8
1	FEDERAL REALTY#	AS-FRT	1455	13.70	1.36 DEC	1.68 16.00	-3.0	7.5	9.5	8.5	16.8	12.3	23.3
1	FIRST UNION #	NY-FIR	4464	16.80	1.08 MAR	1.62 13.38	-4.4	24.5	8.3	8.1	-20.4	9.6	59.7
1	FLORIDA GULF#	OC-FGLFS	997	20.08	1.28 JAN	1.40 13.00	-1.9	10.6	9.3	9.8	-35.3	7.0	13.0
3	GENERAL GROWTH#	NY-GGP	6202	10.57	1.56 DEC	1.91 29.25	1.7	10.9	15.3	5.3	176.7	18.1	181.4
2	GOULD INVESTOR#	AS-GTR	1170	17.46	0.88 MAR	1.36 11.88	5.6	37.7	8.7	7.4	-32.0	7.8	13.9
1	GREIT REALTY	AS-GRT	998	11.33	0.40 JAN	0.68 9.00	-1.4	26.2	13.2	4.4	-20.6	6.0	9.0
2	HUBBARD REI	NY-HRE	4004	24.81	1.64 JAN	1.72 17.88	-0.7	10.8	10.4	9.2	-27.9	6.9	71.6
2	NEW PLAN RLTY#	AS-NPR	3037	5.47	0.84 JAN	0.72 8.63 X	-12.0	-6.7	12.0	9.7	57.8	13.2	26.2
1	PENN REIT	AS-PEI	1561	13.17	1.65 FEB	1.84 18.25	2.8	12.3	9.9	9.0	38.6	14.0	28.5
3	PRUDENT REIT#	AS-PRU	3146	8.32	0.28 NOV	0.48 7.25	0.0	123.1	15.1	3.9	-12.9	5.8	22.8
2	REIT OF AMERICA	AS-REI	1633	21.86	1.60 FEB	1.89 18.25	-8.2	16.8	9.7	8.8	-16.5	8.6	29.8
2	SAN FRAN RE #	AS-SFI	1385	24.94	1.60 MAR	1.68 20.00 X	-4.0	8.1	11.9	8.0	-19.8	6.7	27.7
NR	UNIVERSITY REI#	OC-URETS	2514	9.06	0.72 DEC	0.39 8.50 X	-7.5	-14.0	21.8	8.5	-6.2	4.3	21.4
NR	USP REIT #	OC-USPTS	2500	9.25	0.71 DEC	0.69 7.75	0.0	0.0	11.2	9.2	-16.2	7.5	19.4
2	VIRGINIA REI#	OC-VARES	1166	13.97	0.80 DEC	0.92 11.50 X	-2.5	-2.1	12.5	7.0	-17.7	6.6	13.4
2	WASH REIT #	AS-WRE	1518	18.10	2.12 DEC	2.36 25.50	0.0	21.4	10.8	8.3	40.9	13.0	38.7
GROUP AVERAGE			2355	15.46	1.18	1.35 15.27	0.3	15.5	11.3	7.7	-1.3	8.7	822.1
PROPERTY TRUSTS-SPECIALITY PROPS & UNDER \$25M ASSETS													
NR	GENERAL RE SHS	OC-GRELS	557	7.47	1.21 MAR	0.76 8.50 X	3.5	13.3	11.2	14.2	13.8	10.2	4.7
1	HOTEL INVESTOR#	AS-HOT	1568	19.24	2.00 FEB	2.36 18.50	-2.0	16.5	7.8	10.8	-3.8	12.3	29.0
NR	PITTS & W VA RA	AS-PW	1510	22.99	0.56 MAR	0.76 6.25	4.2	8.7	8.2	9.0	-72.8	3.3	9.4
NR	RE INV PROPS #	OC-REIPS	959	8.55	1.28 MAR	1.24 11.00	-4.3	0.0	8.9	11.6	28.7	14.5	10.5
NR	REIT OF CALIF	OC-RTCAL	550	9.59	1.28 MAR	1.28 14.00	-6.7	-6.7	10.9	9.1	46.0	13.3	7.7
NR	TERRYDALE R#	OC-TRYLS	336	21.90	1.60 DEC	1.36 16.25 X	0.9	16.1	11.9	9.8	-25.8	6.2	5.5
NR	US EQUIT & MTG	OC-USEM	1253	3.10	0.68 JAN	0.68 7.50	-6.3	7.1	11.0	9.1	141.9	21.9	9.4
GROUP AVERAGE			962	13.26	1.23	1.21 11.71	-0.9	7.7	9.7	10.5	-11.7	9.1	76.2
PROPERTY TRUSTS-SUBOR LAND LEASEBACK													
2	ICM REALTY	AS-ICM	3011	14.92	0.50 FEB	0.68 9.25	-10.9	8.8	13.6	5.4	-38.0	4.6	27.9
2	JMB REALTY	OC-JMBRS	510	19.67	2.00 FEB	2.04 17.50	0.0	14.8	8.6	11.4	-11.0	10.4	8.9
3	PROPERTY CAPITL	AS-PCL	2065	13.71	1.40 APR	1.40 11.88	-2.1	8.0	8.5	11.8	-13.3	10.2	24.5
GROUP AVERAGE			1862	16.10	1.30	1.37 12.88	-0.1	11.2	9.4	10.1	-20.0	8.5	61.3
PROPERTY & MTG COMBINATION													
2N	API TRUST	OC-APITS	1012	7.15	0.00 DEC	0.03 2.13	-19.0	0.0	71.0	0.0	-70.2	0.4	2.2
1	BANKAMER RLTY	OC-BRLTS	3547	17.16	1.00 JAN	1.48 14.75	4.4	42.1	10.0	6.8	-14.0	8.6	52.3
2N	BRT REALTY	AS-BRT	1400	2.24	0.00 FEB	0.00 1.50	0.0	20.0	0.0	0.0	-33.0	0.0	2.1
1	CONN GEN M&R#	NY-CGM	5723	20.41	1.80 DEC	2.01 22.50	9.1	25.0	11.2	8.0	10.2	9.8	128.8
2	FLATLEY RLTY #	OC-FLTLS	1000	9.37	0.20 DEC	0.64 4.50	5.9	20.0	7.0	4.4	-52.0	6.8	4.5
1N	INDIANA M&R #	OC-INMS	1154	11.51	0.00 DEC	0.00 4.25	-15.0	21.4	0.0	0.0	-63.1	0.0	4.9
2	INVESTORS RL#	AS-IRT	1479	14.24	0.60 FEB	1.00 8.25	-8.3	11.8	8.3	7.3	-42.1	7.0	12.2
2	MILLER HENRY S	OC-HSMTS	560	19.08	1.12 NOV	1.16 15.00	0.0	20.0	12.9	7.5	-21.4	6.1	8.4
1	MORTGAGE GRO #	AS-MTG	2640	11.78	0.80 FEB	0.80 8.00 X	-2.1	16.3	10.0	10.0	-32.1	6.8	21.1
2	PACIFIC RLTY#	AS-PTR	860	21.62	0.80 FEB	2.09 19.13	6.3	37.8	9.2	4.2	-11.5	9.7	16.1
2	PROP TR AMER#	OC-PTRAS	2338	9.06	0.36 DEC	0.32 5.63 X	-0.5	21.6	17.6	6.4	-37.9	3.5	13.2
2	REALTY INCOME	AS-RIT	1578	11.59	1.40 JAN	0.00 11.38	-3.1	3.5	0.0	12.3	-1.8	0.0	18.0
2	RIEVE REIT #	OC-RVIF6	783	13.95	0.60 MAR	0.68 5.50	4.8	-5.5	8.1	10.9	-60.6	4.9	4.3
2	WELLS FARGO M&E	NY-WFM	3919	17.70	1.40 MAR	1.50 14.25 X	2.5	25.2	9.5	9.8	-19.5	8.5	55.8
GROUP AVERAGE			1998	13.35	0.72	0.84 9.77	2.9	21.6	11.7	7.4	-26.8	6.3	343.9
SHORT TERM MTG-MTG BANKER & MISC FIN SPONSOR													
3	RAIPD & WARNER	OC-RAIDS	1043	15.30	0.05 APR	0.35 13.50	1.9	80.0	38.6	0.4	-11.8	2.3	14.1
2N	CENTRAL MTG	OC-CORTS	775	13.42	0.00 DEC	1.41 7.75	1.6	51.1	5.5	0.0	-42.3	10.5	6.0
2	FIRST CONTNL	OC-PCRES	2106	10.34	1.08 NOV	1.08 8.25	-1.6	3.1	7.6	13.1	-20.2	10.4	17.4
3	FRASER MTG	OC-FRASS	1038	16.61	1.12 FEB	0.81 11.00	2.3	4.8	13.6	10.2	-33.8	4.9	11.4
2N	HANOVER SQ RLTY	AS-HSQ	946	11.20	0.00 FEB	0.00 7.00	14.2	0.0	0.0	0.0	-37.5	0.0	6.6
2	LOMAS & NETLTN	NY-LOM	3700	27.84	2.04 MAR	2.04 17.75 X	-2.6	15.4	8.7	11.5	-36.2	7.3	65.7
2	M&T MORTGAGE	OC-MTMS	1482	10.43	1.40 FEB	1.76 11.50	0.0	26.0	6.5	12.2	10.3	16.9	17.0
1N	MTG TRUST AMER	NY-MT	3860	13.54	0.00 FEB	0.54 7.25	-16.0	20.8	13.4	0.0	-46.5	4.0	28.0
2	NATIONWIDE RE	OC-NRELS	1047	24.36	0.52 MAR	0.52 14.00 X	-0.8	12.0	26.9	3.7	-42.5	2.1	14.7
2	SUTRO MTG INV	NY-SUT	2322	15.59	1.00 MAR	1.08 9.63 X	-2.5	16.7	8.9	10.4	-38.2	6.9	22.4
2	WESTERN MTG	BO-WMTGS	1003	7.83	0.05 FEB	0.30 4.38 X	5.7	29.6	14.6	1.1	-44.1	3.8	4.4
GROUP AVERAGE			1757	15.13	0.66	0.90 10.18	0.2	20.7	11.3	6.5	-32.7	5.9	207.7
LONG-TERM MTGS & PROPERTIES													
2N	BT MTG INVSTRS	NY-BTM	2116	-3.12	0.00 DEC	0.22 2.38	5.8	90.4	10.8	0.0	-0.0	-0.0	5.0
NR	DEL-VAL FIN CP*	OC-DVALS	1345	9.37	1.44 DEC	1.03 11.00 X	-3.3	4.8	10.7	13.1	17.4	11.0	14.8
3	EQUIT LF MTG	NY-EQ	5663	23.39	2.00 APR	2.00 17.75	0.0	6.0	8.9	11.3	-24.1	8.6	100.5
1	HOSPITAL MTG#	AS-HMG	1178	23.12	0.60 NOV	0.72 11.00	-9.3	25.7	15.3	5.5	-52.4	3.1	13.0
1	MASSMUTUAL MTG	NY-MML	4670	19.69	1.36 JAN	1.29 13.00	0.0	4.0	10.1	10.5	-34.0	6.6	60.7
2	MONY MTG INV	NY-MYM	8952	9.72	0.92 FEB	0.72 7.88	-4.5	3.3	10.9	11.7	-18.9	7.4	70.5
1	NONSTN MUT MT	NY-NML	4758	19.07	1.00 MAR	0.84 9.88	-1.2	-1.2	11.8	10.1	-48.2	4.4	47.0
3	PACIFIC SO MTG	OC-PSMTS	800	12.02	0.80 MAR	1.14 8.00	0.0	16.3	7.0	10.0	-33.4	9.5	6.4
2	PNB MTG & RLTY	NY-PNI	2437	19.16	1.08 MAR	0.96 10.25	0.0	22.3	10.7	10.5	-46.5	5.0	25.0
3	REALTY REFUND	NY-BRF	1377	17.34	1.60 APR	1.60 14.25	-3.4	9.6	8.9	11.2	-17.8	9.2	19.6
2	RLTY & MTG PAC	OC-RPACS	1890	18.07	1.40 FEB	1.64 15.25	0.0	24.5	9.3	9.2	-15.6	9.1	28.8
NR	SECURITY MTG	AS-SMO	7410	5.70	0.00 MAR	0.06 3.88	-3.0	14.8	64.7	0.0	-31.9	1.1	28.8
NR	UNITED REALTY	AS-URT	3610	17.60	0.80 FEB	0.80 10.25	-2.4	26.1	12.8	7.8	-41.8	4.5	37.0
GROUP AVERAGE			3554	14.70	1.00	1.00 10.37	0.1	12.9	10.4	9.6	-29.5	6.8	457.1

#NET CASH FLOW, SEE PAGE 6. TRUSTS REPORTED ON A CASH FLOW BASIS AND DENOTED WITH "N" SYMBOL: BOOK VALUE INCLUDES ACCUMULATED DEPRECIATION. *GROSS CASH FLOW. ARROWS DENOTE NEW EARNINGS OR DIVIDENDS AND DIRECTION. ZEROES INDICATE LOSS OR NO EARNINGS FOR QUARTER SHOWN. EXTRAORDINARY GAINS NOT ANNUALIZED. AMERICAN EQUITY AND ICM REALTY DIVIDENDS TRAILING 12 MONTHS. -0.0 IN % PRICE TO BOOK INDICATES NEGATIVE BOOK VALUE. PH-PHILADELPHIA EXCHANGE. PS-PACIFIC EXCHANGE. BO-BOSTON EXCHANGE. NR-NOT RANKED. VJ-IN BANKRUPTCY REORGANIZATION. Y-CH. XI REORGANIZATION COMPLETED.

BID PRICES SHOWN FOR ALL OVER THE COUNTER STOCKS.

NAME CHANGE: COLWELL MTG TRUST TO CMT INVESTMENT TRUST.

GROUP CHANGE: AMERICAN CENTURY MI FROM MTG & FORECLOSED PROPERTY-MISC SPONSOR TO MTG & FORECLOSED PROPERTY-NON-QUALIFIED-MISC FIN SPONSORS

RELATIVE APPEAL	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	-EARNINGS-- MON ANN*	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)	
MTG & FORECLOSED PROPERTY-MISC SPONSOR														
2N Y CMT INVSTMT	OC-CLMTS	2030	2.83	0.00	DEC	0.00	2.38	-4.8	58.7	0.0	0.0	-15.9	0.0	4.8
4N HEITMAN MTG	AS-HTM	3292	1.60	0.00	MAR	0.00	1.75	7.4	26.8	0.0	0.0	9.4	0.0	5.8
3N MISSION INV TR	AS-MIT	1812	4.92	0.00	FEB	0.05	4.88	0.0	5.4	97.6	0.0	-0.8	1.0	8.8
3N NORTH AMER MTG	NY-NAM	6901	6.25	0.00	MAR	0.00	3.75	-11.8	36.4	0.0	0.0	-40.0	0.0	25.9
GROUP AVERAGE		3509	3.90	0.00		0.01	3.19	-3.8	24.4	255.2	0.0	-18.2	0.3	45.3
PROP & MTG COMBINATION-NON-QUALIFIED (MOST INDEPENDENT)														
5N AMER REALTY	OC-ARB	2222	2.99	0.00	DEC	0.00	2.88	0.0	44.0	0.0	0.0	-3.7	0.0	6.4
3N BAY COLONY PROP	NY-BAY	3315	6.27	0.00	FEB	0.00	5.13	5.1	28.3	0.0	0.0	-18.2	0.0	17.0
3 C I REALTY #	NY-CIX	2609	21.90	0.40	NOV	0.96	25.50	4.1	126.7	26.6	1.6	16.4	4.4	66.5
3N CITIZENS GROWTH	OC-CITGS	811	6.85	0.00	OCT	0.02	3.50	-12.5	27.3	175.0	0.0	-48.9	0.3	2.8
2N FRANKLIN RLTY	AS-FR	999	8.19	0.00	MAR	0.17	8.50	7.9	70.0	50.0	0.0	3.8	2.1	8.5
2N SAUL (BF) REIT	NY-BFS	5893	4.37	0.00	MAR	0.00	7.75	-3.1	21.5	0.0	0.0	77.3	0.0	45.7
2N SUMMIT PROP #	OC-SMSTS	1543	11.92	0.00	JAN	0.05	3.75	-11.8	36.4	75.0	0.0	-68.5	0.4	5.8
2N US REALTY #	NY-UTY	3434	13.95	0.00	DEC	0.52	7.25	3.6	48.6	13.9	0.0	-48.0	3.7	24.9
2N WALTER RLTY #	OC-WALJS	1035	8.06	0.00	JAN	0.00	5.50	2.2	18.8	0.0	0.0	-31.8	0.0	5.7
2 WISCONSIN RE #	OC-WREIS	1514	8.68	0.04	DEC	0.00	3.50	3.6	114.7	0.0	1.1	-59.7	0.0	5.3
GROUP AVERAGE		2338	9.32	0.04		0.17	7.33	1.7	61.8	42.6	0.6	-21.4	1.8	188.6
MTG & FORECLOSED PROP-NON-QUALIFIED-INDEPENDENT MGMT														
2N ATLANTA NATL	OC-ATNAS	1273	8.80	0.00	FEB	0.00	4.25	0.0	6.3	0.0	0.0	-51.7	0.0	5.4
2N BARNES MTG INV	OC-BARNB	1910	9.82	0.00	DEC	0.00	2.25	-10.0	19.7	0.0	0.0	-77.1	0.0	4.3
4N BUILDERS INV	OC-BULDS	2929	0.54	0.00	DEC	0.46	1.81	-12.1	-23.9	3.9	0.0	235.2	85.2	5.3
2N CAPITAL MTG	PH-CMU	1675	-0.94	0.00	MAR	0.11	1.00	-20.0	13.6	9.1	0.0	-0.0	-0.0	1.7
5N VJCITIZENS MTG	OC-CZM	1421	-17.17	0.00	SEP	0.00	0.50	31.6	100.0	0.0	0.0	-0.0	-0.0	0.7
1N COMPASS INV GP	OC-CMPSS	3109	3.96	0.00	DEC	0.53	1.44	4.3	15.2	2.7	0.0	-63.6	13.4	4.5
4N VJCONTINENTAL MTG	OC-CMI	20838	-6.54	0.00	SEP	0.04	0.55	44.7	189.5	13.8	0.0	-0.0	-0.0	11.5
2N DIVERSIFIED MTG	NY-DMG	7326	8.18	0.00	MAR	0.00	4.50	-7.8	24.0	0.0	0.0	-45.0	0.0	33.0
3N VJDOMINION MGR	OC-DMRTS	639	-9.59	0.00	FEB	0.09	1.38	0.0	56.8	15.3	0.0	-0.0	-0.0	0.9
1N EASTOVER CORP	OC-EASTS	1034	12.70	0.00	MAR	0.26	9.50	5.6	26.7	36.5	0.0	-25.2	2.0	9.8
2N FIRST MORTGAGE	OC-FMTCG	8495	-5.79	0.00	JAN	0.01	1.81	7.1	187.3	181.0	0.0	-0.0	-0.0	15.4
2N FIRST NEWPORT R	OC-FNRTS	2339	3.41	0.00	JAN	0.34	2.75	-21.4	99.3	8.1	0.0	-19.4	10.0	6.4
3N FIRST VIR REIT	OC-FVM	1208	7.16	0.00	DEC	0.53	3.75	10.9	171.7	7.1	0.0	-47.6	7.4	4.5
1N Y GREAT AMER M&I	OC-GAA	7372	6.31	0.00	OCT	0.70	3.50	250.0	821.1	5.0	0.0	-44.5	11.1	25.8
2N GROWTH RLTY	NY-GRV	2059	7.42	0.00	DEC	0.00	4.88	-2.4	22.0	0.0	0.0	-34.2	0.0	10.0
4N VJGUARDIAN MTG	PH-GMI	3000	-12.59	0.00	FEB	0.20	1.16	-2.5	107.1	5.8	0.0	-0.0	-0.0	3.5
2N HAMILTON INV	OC-HAMTS	2178	5.47	0.00	MAR	0.29	3.00	-4.2	50.0	10.3	0.0	-45.2	5.3	6.5
2N INSTITUTIONAL	NY-INV	6798	1.74	0.00	JAN	0.00	1.88	-16.4	-6.0	0.0	0.0	8.0	0.0	12.8
2N KENTUCKY PROPTY	OC-KMTGS	1100	3.01	0.00	FEB	0.03	2.50	-4.9	17.4	83.3	0.0	-16.9	1.0	2.8
5N Y LIFETIME COM	OC-LFTMS	6632	2.87	0.00	JAN	0.08	1.25	-9.4	98.4	15.6	0.0	-56.4	2.8	8.3
2N LINCOLN MTG	OC-LNMGS	1155	1.17	0.00	DEC	0.31	2.50	11.1	33.0	8.1	0.0	113.7	26.5	2.9
1N MARYLAND REALTY	OC-MDRTS	760	8.50	0.00	FEB	0.00	3.88	-6.1	22.0	0.0	0.0	-54.4	0.0	2.9
5N VJMETROPLEX RLTY	OC-JMI	1184	0.86	0.00	DEC	0.00	0.56	12.0	47.4	0.0	0.0	-34.9	0.0	0.7
2N MIDLAND MTG	NY-NMT	2382	0.16	0.00	MAR	0.00	2.63	10.5	50.3	0.0	0.0	1543.8	0.0	6.3
1N MORAGA CORP	OC-MORA	1355	7.88	0.00	APR	0.97	4.88	2.7	55.9	5.0	0.0	-38.1	12.3	6.6
3N MTG INV WASH	OC-MINVS	2146	4.10	0.00	DEC	0.00	2.13	-10.5	21.7	0.0	0.0	-48.0	0.0	4.6
4N Y NATIONAL MTG	OC-NMF	3707	2.03	0.00	NOV	0.00	0.94	-6.0	28.8	0.0	0.0	-53.7	0.0	3.5
3N NEWCORP INC	NY-NWC	3854	0.89	0.00	FEB	0.06	2.88	-11.4	9.5	48.0	0.0	223.6	6.7	11.1
3N Y NJB PRIME INV	OC-NJB	1803	-7.81	0.00	FEB	0.00	3.75	19.8	275.0	0.0	0.0	-0.0	-0.0	6.8
5N PLAZA REALTY	OC-PRISS	1114	0.73	0.00	SEP	0.00	1.94	29.3	120.5	0.0	0.0	165.8	0.0	2.2
3N REPUBLIC MTG	NY-RMI	2107	3.07	0.00	MAR	0.00	2.00	-11.1	44.9	0.0	0.0	-34.9	0.0	4.2
2N SOUTH ATLANTIC	NY-SAT	2706	2.98	0.00	JAN	0.00	4.50	9.0	50.0	0.0	0.0	51.0	0.0	12.2
1N TEXAS FIRST MTG	OC-TFMRB	1055	7.87	0.00	MAR	0.00	4.88	-4.9	62.7	0.0	0.0	-38.0	0.0	5.1
2N TIERCO	OC-TIERS	1186	6.41	0.00	MAR	0.00	3.50	-6.7	33.1	0.0	0.0	-45.4	0.0	4.2
2N TRECO	OC-TRECS	2238	0.89	0.00	DEC	0.00	1.25	-4.6	17.9	0.0	0.0	40.4	0.0	2.8
4N UMET TRUST	NY-UAT	2109	0.48	0.00	FEB	2.79	2.88	-4.0	53.2	1.0	0.0	500.0	581.3	6.1
2N WESTPORT CO	OC-USPTS	2388	4.58	0.00	JAN	0.00	3.00	-11.2	23.0	0.0	0.0	-34.5	0.0	7.2
GROUP AVERAGE		3151	1.99	0.00		0.21	2.75	0.9	44.1	13.0	0.0	38.3	10.6	262.5
MTG & FORECLOSED PROP-NON-QUALIFIED-COMCL BANK SPONSOR														
3N AMER FLETCHER M	OC-AFM	1352	1.54	0.00	JAN	1.22	2.50	-16.7	53.4	2.0	0.0	62.3	79.2	3.4
1N CAMERON-BROWN	NY-CB	2016	8.67	0.00	MAR	0.25	4.25	0.0	61.6	17.0	0.0	-51.0	2.9	8.6
5N VJCHASE MAN MTG	OC-CMR	5098	-6.04	0.00	FEB	0.00	1.00	-5.7	100.0	0.0	0.0	-0.0	-0.0	5.1
NR CITINATL DEV	OC-CITI6	600	13.13	0.00	DEC	0.00	8.88	1.5	18.4	0.0	0.0	-32.4	0.0	5.3
3N CITIZENS&SO RLTY	NY-CZS	5443	1.50	0.00	MAR	0.00	1.88	7.4	66.4	0.0	0.0	25.3	0.0	10.2
1 CLEVELAND TRUST	OC-CTRIS	2525	10.71	0.20	MAR	0.00	6.50	-8.8	73.3	0.0	3.1	-39.3	0.0	16.4
3N CONT ILL RLTY	NY-CIR	2797	5.71	0.00	DEC	3.44	4.13	6.4	57.0	1.2	0.0	-27.7	60.2	11.6
1N FIDELCO GROWTH	AS-FGT	1580	6.82	0.00	FEB	0.40	4.50	5.9	9.0	11.3	0.0	-34.0	5.9	7.1
2N FIRST DENVER MI	OC-PDENS	1621	7.42	0.00	MAR	0.54	3.38	-3.4	58.7	6.3	0.0	-54.4	7.3	5.5
2N FIRST MEMPHIS	OC-FMEMS	1156	7.32	0.00	FEB	1.14	4.88	2.7	77.5	4.3	0.0	-33.3	15.6	5.6
3N FIRST PENN MTG	NY-FPM	2961	1.65	0.00	JAN	0.00	2.13	-5.3	42.0	0.0	0.0	29.1	0.0	6.3
3N FIRST WISCONSIN	OC-FWMTS	1988	5.41	0.00	DEC	0.04	4.00	0.0	38.9	100.0	0.0	-26.1	0.7	8.0
5N INDEPENDENCE MT	OC-IMTGS	2500	-3.87	0.00	DEC	0.00	2.13	-5.3	113.0	0.0	0.0	-0.0	-0.0	5.3
2N NW FINANCIAL IN	OC-NFINB	1510	14.59	0.00	MAR	0.15	8.50	-8.1	4.6	56.7	0.0	-41.7	1.0	12.8
1N TRI-SOUTH MTG	NY-TSI	2276	3.89	0.00	MAR	0.41	3.00	-7.7	33.3	7.3	0.0	-22.9	10.5	6.8
2N WACHOVIA RLTY	NY-WRI	3335	9.13	0.00	FEB	0.00	4.75	2.6	22.4	0.0	0.0	-48.0	0.0	15.8
GROUP AVERAGE		2422	5.47	0.01		0.47	4.15	-2.2	37.2	8.7	0.3	-24.2	8.7	133.8
MTG & FORECLOSED PROP-NON-QUALIFIED-MISC FIN SPONSORS														
2N AMER CENTURY MI	NY-ACT	2607	5.05	0.00	MAR	0.00	4.88	25.8	55.9	0.0	0.0	-3.4	0.0	12.7
3N CI MTG GROUP	PH-CI	4812	5.83	0.00	JAN	9.19	5.63	-2.1	87.7	0.6	0.0	-3.4	157.6	27.1
1N GMR PROP	NY-GMR	2956	2.54	0.00	FEB	0.00	3.13	13.8	66.5	0.0	0.0	23.2	0.0	9.3
3N IDS REALTY	OC-IDR	2409	4.24	0.00	JAN	0.54	2.50	-4.9	81.2	4.6	0.0	-41.0	12.7	6.0
2N STATE MUTUAL	NY-SMU	2786	8.92	0.00	MAR	0.69	4.88	-2.4	11.4	7.1	0.0	-45.3	7.7	13.6
GROUP AVERAGE		3114	5.32	0.00		2.08	4.20	5.0	52.7	2.0	0.0	-20.9	39.2	68.7
PREFERRED STOCK & REIT FUNDS														
NR CMT INV TR-PFD	OC-CLMTP													

CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT (%)	CONV AT	RECENT PRICE	YIELD (%)	% CHNG	CONV PARITY	STOCK PRICE
ALAMAND CORP	OC	'91F	6.50	27.75	55.00	11.8	0.0	15.26	4.88
AMER CENTURY	AS	'90	7.00	21.00	62.50	11.2	3.3	13.12	4.88
AMER CENTY'B	NY	'91	6.75	28.00	62.50	10.8	4.2	17.50	4.88
AMER REALTY	OC	'84F	7.00	10.40	58.00	DEF	5.5	6.03	2.88
BAIRD&WARNER	OC	'91	6.75	21.00	70.00	9.6	-2.7	14.70	13.50
BANKAMERICA	OC	'90	6.75	21.00	78.00	8.7	0.0	16.38	14.75
CAPITAL MTG	OC	'91F	6.50	33.00	37.00	17.6	-33.8	12.21	1.00
CHASE MANHTN	OC	'96F	6.50	55.00	45.00	VJ	-4.2	24.75	1.00
CHASE MANHTM	OC	'97	11.63	2.25	45.00	VJ	-4.2	1.01	1.00
COMPASS GP	OC	'88F	8.25	1.35	110.00	7.5	4.8	1.48	1.44
CONN GENERAL	NY	'96	6.00	32.50	71.50	8.4	2.5	23.23	22.50
CONTINL MTG	OC	'90	6.25	19.79	42.00	VJ	23.5	8.31	0.55
FOUITRL LF M	NY	'90	6.75	26.25	77.00	8.8	-1.2	20.21	17.75
FIRST NEWPT	OC	'91F	6.75	27.50	53.00	12.7	0.0	14.57	2.75
FIRST PENN M	OC	'91F	6.75	8.65	55.00	12.3	0.0	4.75	2.13
FIRST UNION	NY	'91	7.00	13.00	101.00	6.9	-4.1	13.13	13.38
FRANKLIN RLY	AS	'89	7.00	10.00	89.50	7.8	4.8	8.95	8.50
HANOVER SQ R	AS	'92	7.25	21.00	75.50	9.6	-0.9	15.85	7.00
HEITMAN MTG	AS	'92	7.50	14.70	62.00	12.1	1.6	9.11	1.75
HOTEL INVSTR	OC	'90	7.75	21.00	78.00	9.9	-10.2	16.38	18.50
HOTEL INVTRS	OC	'91	7.50	25.25	73.00	10.3	-5.1	18.43	18.50
LINCOLN MTG	OC	'90	8.00	11.00	55.00	14.5	-3.4	6.05	2.50
MASSMUTL MTG	NY	'90	6.75	21.00	74.00	9.1	0.0	15.54	13.00
MASSMUTUAL M	NY	'91	6.25	33.50	73.00	8.6	-1.3	24.45	13.00
MIDLAND MTG	OC	'86	7.00	16.67	54.00	13.0	-3.5	9.00	2.63
MONY MTG IN	NY	'90	7.00	11.00	79.00	8.9	0.0	8.69	7.88
MTG INV WASH	OC	'90	8.00	15.00	64.00	12.5	0.0	9.60	2.13
NOVSTRN MUTL	NY	'91	6.00	21.00	72.50	8.3	2.1	15.22	9.88
PAC REAL TR	AS	'92	7.00	26.25	77.50	9.0	3.2	20.34	19.13
RAM PACIFIC	OC	'91	6.75	21.00	74.50	9.1	4.9	15.64	15.25
REALTY INCOM	AS	'91	8.00	18.00	75.25	10.6	1.7	13.54	11.38
REPUBLIC MI	NY	'90	9.00	19.00	90.63	9.9	-4.5	17.21	2.00
SAUL (BF) RL	OC	'91	6.50	23.00	67.00	9.7	-1.4	15.41	7.75
SAUL(BF) REI	OC	'90	8.00	15.50	79.00	10.1	-1.2	12.24	7.75
STATE MUTUAL	AS	'91	6.75	21.00	69.00	9.8	-1.3	14.49	4.88
SUTRO MIT	NY	'82	6.75	20.00	85.50	7.9	1.0	17.10	9.63
SUTRO MTG	AS	'91	6.75	20.00	66.63	10.1	0.2	13.32	10.13
TRECO	OC	'88	8.50	1.62	84.00	10.1	0.0	1.36	1.25
TRT-SO / SP	PH	'88	10.00	2.50	120.00	8.3	-7.6	3.00	3.00
TRT-SOUTH MI	NY	'02F	7.00	29.50	57.75	12.1	-1.2	17.03	3.00
US REALTY IN	NY	'89	5.75	20.20	62.50	9.2	2.5	12.62	7.25
WESTPORT CO	OC	'91	6.75	21.00	60.00	11.3	0.0	12.60	3.00

CONVERSION PARITY IS PRICE AT WHICH SHARES WOULD HAVE TO SELL TO JUSTIFY DEBENTURE PRICE. VJ=IN BANKRUPTCY REORGANIZATION. F=TRADES FLAT, WITHOUT ACCRUED INTEREST. DEF=IN DEFAULT. PH=PHILADELPHIA EXCHANGE. PS=PACIFIC EXCHANGE.

WARRANTS

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA ('MIL\$)
BARNES MTG	O-BARNW	12/82	1910	20.00	1.0	0.05	2.25	791.1	0.0	0.1
CAPITAL MTG	O-GHORW	11/79	471	16.59	1.0	0.03	1.00	1562.0	0.0	0.0
CI MTG	PH-CI.W	3/80	2854	20.00	1.0	0.13	5.63	257.5	44.4	0.4
CITIZNS&SO-B	PS-N/A	4/83	226	2.00	50.0	13.25	1.88	20.5	1.9	3.0
FLATLEY RLY	O-FLTLW	5/80	1000	10.00	1.0	0.25	4.50	127.8	0.0	0.3
JMB REALTY	O-JMBRW	8/82	510	20.00	1.0	0.50	17.50	17.1	0.0	0.3
M&T MTG INV	O-MTMIZ	8/80	747	13.00	1.0	0.38	11.50	16.3	22.6	0.3
MTG INV WASH	O-MINWV	3/80	931	15.00	1.0	0.03	2.13	605.6	0.0	0.0
REPUBLIC MI	A-RMIV	6/79	1064	20.00	1.0	0.02	2.00	901.0	0.0	0.0
SAN FRAN REI	A-SFTV	12/80	1348	25.00	1.0	1.13	20.00	30.7	-18.0	1.5
SUTRO MIT(B)	A-SUTV	6/82	700	20.00	1.0	0.75	9.63	115.5	0.0	0.5
UNITED RLY	A-URVW	12/79	3610	20.00	1.0	0.06	10.25	95.7	0.0	0.2

WTS PRICE OF .01 INDICATES TRADING IN MILLS.

NOTE: BUYERS ARE CAUTIONED THAT SPREADS BETWEEN BID AND ASKED PRICES FOR WARRANTS ARE VERY LARGE AND PRICES MAY VARY SIGNIFICANTLY.

Shares: The number of shares outstanding, in thousands, is the number issued as of the latest balance sheet and is not adjusted for any potential conversion of debentures, exercise of warrants, or common equivalents which may have been used in earnings per share computations.

Book value per share is essentially tangible net worth per share after deduction of intangible items such as debt discount, unamortized debt expenses, and goodwill if any. Book value does not reflect any changes in asset values through appreciation but does reflect deduction of a reserve for possible future investment losses computed under AICPA rules. Accumulated depreciation is added back to net book value for trusts whose results are reported on a cash flow basis (see above) and denoted with the "H" symbol, as a means of approximating market value of properties. Components of this adjusted book value are reported in RELATIVE APPEAL RANKINGS.

PROFILE OF REALTY TRUSTS AS OF MAY 21, 1979

	Number	----Invested Assets----		% Non- and Low-earning	% Change in month	Loss Reserve	Foreclosed Property	All Debt	Shareholders Equity
		Non/Low-Earn.	Total						
PROPERTY.....	31	\$ 58M	\$ 2,057M	3%	-2.9%	\$ 23M	\$ 31M	\$1,367M	\$ 718M
PROPERTY & MTG.....	24	378	1,880	20	-0.4	52	155	1,336	526
SHORT-TERM MTG.....	11	126	694	18	-8.2	30	97	378	316
L/T MTG/PROPERTY....	13	268	1,687	16	-1.6	46	182	990	651
MTG/FORECLOSED PROP.	62	3,885	5,468	71	-2.1	945	2,827	4,288	240
TOTALS/AVERAGES...	141	\$4,714M*	\$11,788M	40%	-2.1%	\$1,096M	\$3,292M	\$8,360M	\$2,452M

* Includes \$1,221M or 10.3% low-earning assets. M=Million.

HOW TO USE COMPARATIVE TRUST STATISTICS

These data are designed to facilitate comparison of relative efficiency of real estate investment trust managements with available funds. Readers should note that historical data are used and thus no earnings or dividend projections or estimates are included. Investors are advised to consider carefully the following distinctive characteristics of REITs compared with other industrial or financial securities:

Annualized Dividend and Yield: Most REITs do not pay a posted quarterly dividend rate but instead pay their approximate earnings (or net cash flow, if appropriate) for the quarter. They follow this practice because REITs are required to pay at least 90% of earnings to shareholders in order to qualify for exemption from Federal income taxes. This practice means that dividends paid by most REITs will vary much more from quarter to quarter than industrial securities. This possibility for quarterly variations gives REIT shares higher risk because earnings do not provide a safety margin of coverage for the dividend as they do for industrial stocks. The outlook and stability of dividends are thus key factors in our RELATIVE APPEAL RANKINGS. The "Annualized Dividend" column is the latest quarterly payout annualized by multiplying by four, and adjusted for any capital gains or other special dividend payments. Special dividends, marked "S", are paid to maintain tax exemption but are not expected to be continued in subsequent quarters. Because of these possible variations, annualized dividends and yield are not to be considered in any way as posted or guaranteed yields.

Annualized Earnings and Price/Earnings Ratio: For mortgage trusts, latest quarter earnings are multiplied by four. Zeroes indicate losses or no earnings for the quarter indicated. Losses per share are shown in RELATIVE APPEAL RANKINGS. For equity trusts, annualized net cash flow as calculated by Audit Investment Research, Inc. is used in place of earnings as the best single measure of results. Net cash flow is defined as net income plus depreciation minus mortgage amortization. The symbol "H" indicates cash flow in the earnings column. For a few trusts, gross cash flow (i.e., net income plus depreciation) is used, denoted by "*". Cash flow derived from amortization of debt discount is denoted by "Q". The price/earnings ratio relates current price to the most appropriate earnings result. Both earnings (EPS) and net cash flow (CFS) per share for equity trusts for current periods are shown in RELATIVE APPEAL RANKINGS.

EARNINGS TRENDS: A VERY STRONG FIRST QUARTER AS PROPERTY TRUSTS GAIN

First quarter earnings reports tallied on p. 8 tell of one of the strongest quarters in a long time for many trusts. Most property trusts are scoring strong year-to-year gains in rents and net cash flow as occupancies rise, base and percentage rents jump and expenses stay in line for the time being. Comparisons with the Dec. quarter have less meaning for most of the property trusts, since many collect or accrue annual percentage rents in that quarter.

Meantime the recovering non-qualified trusts and corporations also are reporting either good gains or smaller losses for quite different reasons: As they liquidate assets, settle litigation or resolve other issues, they are generally getting more than book value of property or recovering unaccrued interest or income. The natural tendency of investors is to regard these items as "non-recurring" and thus discount them heavily.

However we see these items as almost inevitable at this stage of the real estate cycle as a natural outgrowth of accounting policies that forced trusts to take large reserves or defer income in previous years. Now some of those items are surfacing as "extraordinary items" under accounting rules. In annualizing earnings for the statistical tables on p. 4 & 5, we annualize only that portion of earnings we believe to be recurring; all other components of income are included only as reported for the current quarter.

For instance, Tri-South Mtg. reported 23¢/sh. in the March quarter including 11¢ taxloss carryforward benefits and 6¢/sh. loss reserve reversals, all as shown in the Earnings table p. 8. We annualize the 6¢/sh. operating portion (i.e., 23¢ minus 17¢) for 24¢/sh. recurring income, plus the 17¢/sh. non-recurring items, or total 41¢/sh. in the statistics on p. 5.

Whatever the source, such earnings

do in fact boost book value of these recovering trusts, and book value has to be a benchmark target for investors. Thus TSI's book value now rises to \$3.89/sh. so that the current price represents a 23% discount from book, not overpowering in today's market. But TSI management now says it is reasonably confident of repaying enough bank debt to win forgiveness of \$1.49/sh. worth of accrued interest (see our Relative Appeal Ranking review, Apr. 13). This would boost book value to about \$5.38/sh., meaning today's \$3 price is about 44% below near-term book value.

There are other strong points in the TSI picture, including improvement in results from investment properties, growing liquidity in permanent mortgages it has taken back on sale of condominium units, and reduction of bank debt to \$6.95 million at March 31. The trust still must repay all bank debt by Dec. 31 and then deal with maturity of \$11.4 million of 7-3/4% subordinated debentures maturing Feb. 15, 1980. For all these reasons, we are boosting TSI's Relative Appeal Ranking to No. 1N-Highest Appeal with no dividend.

For opposite reasons, we're lowering Institutional Investors Trust from No. 1N to No. 2N--above average. The Jan. quarter was worse than expected at 83¢/sh. red ink (table, p. 8), most coming on additions to the loss reserve tracing to higher interest rates. The trust's banks are pressuring IIT to repay \$6 million in July, \$5 million next January, and then redeem \$5.5 million of 7-7/8% senior subordinated notes due Feb. 1, 1980. In this case we sense assets are becoming concentrated in more difficult to sell land parcels, banks don't want to swap, and the liquidity to meet all obligations isn't assured. Best to be less ebullient here, we think.

First Union Real Estate's March quarter merits examination on two counts. First, FUR is switching to a Dec. fiscal year so we are unable to present formal comparisons in our Earnings table, p. 8. Second, the No. 1-Ranked trust provided an unaudited comparison showing net cash flow after mortgage principal payments

New Earnings Reports

Trust-Period ended	Th.\$/Spec'l#	EPS/Spec'l#	Prev. Q- EPS/Spec'l#	Yr.Ago Q-- EPS/Spec'l#	% Chng. From** Prev. Q	Yr.ago Q
Quarterly results: Qualified REITs:						
Amer. Century MI.Mar..S	d224	d\$0.09	\$d0.17	\$d0.07/4cR	Better	Better
Baird & Warner..Apr..	370	0.35	d0.50	d0.08	Better	Better
Consol. Capital..Feb-EPS	58/121W	0.03/6cW	0.52/47cG	0.03/6cG	Worse*	UC*
" " Feb-CFS	1,108/121W	0.56/6cW	1.04/47cG	0.56/6cG	- 2%*	UC*
Denver REIA.....Mar-EPS	70	0.06	0.12	d0.05	-50	Better
" "Mar-CFS	357	0.32	0.39	0.21	-18	+52%
Equit. Lf. M&R...Apr..	2,820	0.50	0.46	0.46	+ 9	+ 9
Federal Realty...Mar..	350	0.24	0.31	0.35/6cG	-22	-17*
First Union RE..Mar-EPS	1,487/435X	0.28/10cX	a	a	a	a
" " Mar-CFS	2,143/435X	0.48/10cX	a	a	a	a
General RE Sh..Mar-EPS	105	0.19	0.51/25cG	0.16	-26*	+19
" " Mar-CFS	154	0.28	0.59/25cG	0.24	-18*	+17
Gould Inv. Tr...Mar-EPS	344	0.29	0.50/22cG	0.15	+ 4*	+93
" " Mar-CFS	400	0.34	0.56/22cG	0.26	UC*	+31
Heitman Mtg. Inv.Mar....	d145/279S	d0.04/8cS	d0.36	0.01	Better	Worse
Hotel Investors.Feb-CFS	922	0.59	0.58	0.50	+ 2	+18
Indiana M&R.....Mar....	472/715G	0.41/62cG	d0.09	0.01	Worse*	Worse*
JMB Realty.....Feb....	260	0.51	0.47	0.46	+ 9	+11
Nationwide REI..Mar....	136	0.13	0.14	0.04	- 7	+225
No. Amer. Mtg..Mar....dl	762	d0.40	d0.26	d0.34	Worse	Worse
Pacific So.Mtg..Mar....	312/112X	0.39/14cX	0.24/9cY	0.13	+67*	+92*
Pitts.&WA RR...Mar....	285	0.19	0.22	0.21	-14	-10
Property Capital.Apr....	714	0.35	0.33	0.30	+ 6	+17
Property Tr.Amer.Mar....	168/63G	0.07/3cG	0.06	0.02	-33*	+100*
Prudent RE.....Feb....	70	0.02	0.09/4cG	0.02	-60	UC
Realty ReFund...Apr....	549	0.40	0.41	0.51	- 2	-22
RE Invest.Prop..Mar-EPS	250	0.26	0.24	0.23	+ 8	+13
" " Mar-CFS	301	0.31	0.29	0.28	+ 7	+11
REIT of Calif..Mar....	177	0.32	0.46	0.32	-30	UC
Riviere Realty..Mar-EPS	93	0.12	0.19	0.17/4cG	-37	- 8*
" " Mar-CFS	137	0.17	0.28	0.24/4cG	-35	-15*
San Fran. RE...Mar-EPS	445	0.32	0.33	0.23	- 3	+39
" " Mar-CFS	575	0.42	0.40	0.28	+ 5	+50
U.S. Equity & Mt.Jan....	223/4G	0.17	0.21	0.15	-19	+13
Virginia REIT..Mar....	135	0.11	0.09	0.05/d3cW	+22	+38*
Washington REIT.Mar....	661	0.44	0.52	0.34	-15	+29
Quarterly results: Nonqualified trusts & corps:						
Atlanta Nat.RE..Feb....	d211	d0.17	d0.03	d0.04	Worse	Worse
Cameron-Brown...Mar....	504/234S, 324G	0.25/28cS6G	1.27/1.66S6G	d0.25/58cS	Better*	Better*
Capital Mtg.....Mar....	249/348Y	0.11/16cY	0.19/25cS	0.49/1.08Y, S, G	Betr*	Better*
Cit. & So. Rlty..Mar....	d 10/d88L	d0.00/2cL	d0.41/d176N	d0.20	Better	Better
CleveTrust RI..Mar....	d 32/19G	d0.01/1cG	0.02	0.73/1.18G&N	Worse	Better*
Continental MI..Sept....	822/411N	0.04/2cN	0.06/3cN	d0.01	Worse*	Better*
Diversified MI..Mar....d2	413	d0.33	0.06/32cY	0.16/34cN&X	Worse*	Worse*
Eastover Corp..Mar....	269/104N	0.26/10cN	0.57/79cG&N	d0.06	Better*	Better
First Mtg. Inv..Jan....	98/218&N	0.01	0.17/9cS&N	d0.58/1.12S&N	-88	Better*
Franklin Rlty..Mar....	14/14N	0.05/1cN	0.20/12cN&G	0.14/27cN&G	-50*	Better*
GMR Properties..Feb....	d487/394S	d0.20/16cS	d0.14/10cS	0.50/61cS	Worse*	Worse*
Guardian Mtg...Feb....	604/236N	0.20/8cN	0.98/1.00N&G	d1.27/d5cS	Better*	Better*
Hamilton Inv....Mar....	640/602G & 631R	0.29/28cG & 29cR	d0.14/15cG&S	d0.08	Better*	Worse*
IDS Realty Tr..Jan....	1,313/1346T&N	0.54/56cT&N	12.01/12.06TNX	0.60/27cN	Better*	Worse
Inst. Investors.Jan....d4	888	d0.83	d0.10	d1.41/22cS	Worse	Better
Kentucky Props..Feb....	28	0.03	0.37/66cS&Y	d0.06	Better	Better
Midland Mtg...Mar....	d378/53cT	d0.16/2cT	0.06/37cT&G	d0.18/27cS	Better*	Better*
Moraga Corp....Apr....	1,320/686N & 61105Y	0.97/50cN & 82cY	6.46/6.92S	0.22/43cI	Better*	Better*
NW Finc'l. Inv..Mar....232	114N, 90R	0.15/13cN&R	0.09/11cN	0.08/3cG&R	Better*	-50*
Republic Mtg...Mar....d1	047/364S	d0.50/17cS	d0.33/11cS	d0.30	Worse*	Worse*
Saul (B.F.) REIT..Mar....d1	221/60G	d0.20/1cG	d0.13/1cG	d0.20/8cG	Worse*	Better*
State Mut. Inv..Mar....	1,922/1510I & 578G	0.69/54cI & 21cG	0.10/15cN&G	d0.42/2cN	Better*	UC*
Summit Props...Jan....	55/133G	d0.04/8cG	d0.96	d0.05/5cG	Better	Worse*
TIERCO.....Mar....	d327/112Y & 6270X, 5G	d0.27/9cY & 823cX	0.13/1cS	d0.07/2cG	NM	NM
Tri-South Mtg...Mar....	524/251N & 130Y	0.23/11cN & 6cY	0.30/77cN&Y	d0.23/24cY	-20	Better*
Texas First MI..Mar....	d 89/37C	d0.08/4cG	d0.08/2cG	0.01/2cS	Worse*	Worse*
U.S. Realty Inv.Mar....	591/750G	0.17/22cG	d0.09	0.06	Better*	Better*
Annual results: All trusts & corps:						
First Mtg. Inv..Jan....	1,856/1184S&N	0.22/14cS&N	1.23/3.46S&N	---	Better*	Better*
GMR Properties..Feb....d1	064/960S	d0.47/42cS	d0.34/90cS	---	Better*	Better*
Guardian Mtg. In.Feb....	6,117/2936N & p2627C	2.04/98cN & p88cG	d3.01/2.01S	---	Better*	Better*
IDS Realty.....Jan....33	112/31785TNX	13.74/13.19TNX	6.46/6.03S	---	+28*	+28*
Instl. Investor.Jan....d5	743/2,392SI & d2183N	d0.95/39cSI & 36cN	d2.47/16cSI & 15cN	---	Better*	Better*
Nationwide REI..Mar....	692	0.66	0.17	---	+288	+288
Pacific So. Mtg.Mar....	777/112X	0.97/14cX	0.58	---	+43	+43
State Mutual In.Mar....	3,003/2030NI & 81110G	1.08/73cNI & 40cG	9.35/8.38I&N	---	NM	NM

UC=Unchanged. NM=Not meaningful. r=Restated. p=Preliminary. d=Deficit.

#—Special items included in both thousand dollar and share amounts are: G=Gain on sale of assets; L=Interest forgiveness; L=Loss on sale of assets; N=Net operating loss (NOL) benefit or charge; R=Recovery of past-due interest or prepayment fees; S=Swap of assets with banks; T=Gain on market purchase of debt at discounts; W=Gain (loss) on mortgage refinancing; X=Settlement with adviser, sponsor, insurance company, or litigation with borrower; Y=Loss reserve credit; Z=Gain on debt restructuring via exchange or tender offers.

** Comparisons are based upon earnings per share. Where loss is reported in one or both quarters, change in direction is shown as "Better" or "Worse."

* Compared before special items. a—No comparisons; First Union changing to Dec. year.

rose 25% to 30¢/sh. in the March qtr. from 1978 results. The March quarter was penalized by 2¢/sh. from capitalization of interest during construction under SEC rules, and benefitted by 10¢/sh. settlement of a long-standing dispute with a West Coast developer. FUR has recently bought two downtown Cleveland office buildings with 317,000 sf and a Pittsburgh, Pa. office with 329,000 sf, all in line with new management's more aggressive purchase posture.

Other property trusts scoring good year-to-year gains in net cash flow were General RE Shares, Gould Investors Trust, Real Estate Invest. Props., and San Francisco Real Est. San Francisco posted a 50% jump in funds available for distribution, partly due to the decision that it didn't need to add to its loss reserve vs. an 8½¢/sh. provision in 1978. Operating costs also were held in check.

B.F. Saul REIT said cash flow from properties before mortgage payments totaled \$47,000 or 1¢/sh. in the March quarter. After interest and other debt service, the trust lost 20¢/sh. in the quarter. The result included 11¢ operating profit from the trust's first condominium conversions.

Equitable Life Mtg. & Rlty. April qtr. net came in at 50¢/sh., up from 46¢ in the previous qtr., because earning assets were higher, nonearning assets were down, and interest costs declined slightly. Nonearning assets fell to 6.2% of the total after four foreclosures were sold. EQ acquired a \$6.6 million condo in South Carolina by deed in lieu of foreclosure during the quarter.

Property Capital Trust continued a strong rebound to 35¢/sh. in April, up 6% from the previous quarter. Citizens & Southern Rlty. revised its March quarter from a 4¢/sh. primary earnings (see RTR, May 11) into a nominal loss because of changed treatment of unamortized premium on bond conversion.